# Statement of Information Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode

#### Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price \$535,000			<del>or range</del> <del>between</del>							
Median sale price (*Delete house or unit as applicable)										
Median Price	\$437,000	Property type	House	Suburb	Eildon					

31 Oct 2024

#### Comparable property sales (\*Delete A or B below as applicable)

01 Nov 2023

A\* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

to

Address of comparable property	Price	Date of sale	
3 PARK AVENUE EILDON VIC 3713	\$530,000	16-Dec-23	
14/2 RIVERSIDE DRIVE EILDON VIC 3713	\$605,000	30-Nov-23	

#### OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 29 November 2024

Source



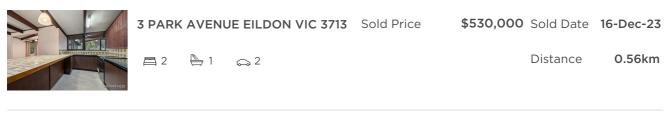
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consumer.vic.gov.au

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14/2 RIVERSIDE DRIVE EILDON VIC Sold Price 3713			old Price \$605,000	<b>)</b> Sold Date	30-Nov-23
₿ 3	2	<b>⇔</b> 4		Distance	0.61km

RS = Recent sale UN = Undisclosed Sale

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